

**POCONO MOUNTAIN WATER FOREST
250 LAKEWOOD DRIVE
MILFORD, PA 18337**

**BOARD OF DIRECTORS ANNUAL MEETING
SUNDAY JUNE 17TH, 2018**

1. Call to Order:

Patrick Mastrocovi, President of the BOD called to order the Monthly Board of Directors meeting of the Pocono Mountain Water Forest Community Association at 9:08am in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call:

- **Patrick Mastrocovi**
- **John Grohl**
- **Bill McCarthy**
- **Bill Smart**
- **Debra Mead**
- **Jane Opfer**
- **Matt Schwenger**
- **Kim Alexander**
- **Padraig Lynch**
- **Peter Black**

Absent were:

- **Marc Wetzell**
- **Bill Manheim**
- **Benjamin Myron**

3. Approval of Minutes:

Patrick Mastrocovi, Board President called for approval of the minutes from the May 2018 meeting. Padraig Lynch made a motion to approve the minutes. Bill McCarthy seconded the motion. All were in favor. Patrick Mastrocovi, Board President called for approval of the minutes from the May 2018 General Meeting. Padraig Lynch made a motion to

approve the minutes. Bill McCarthy seconded the motion; all were in favor.

4. President's report:

Pat Mastrocovi informed the board that the pool has been prepared for its opening on 6/25/18.

5. Treasurer's report:

Board Treasurer Kim Alexander reviewed the community's monthly income and expenditures. The new fiscal year starts June 1st, 2018.

Last year we had \$375,975.00 dollars outlined for our yearly budget. So far year to date our spending is tracking to be around \$345,795.45 which leaves us with a remaining \$30,179.55.

6. Committee reports:

- A. Roads – Pat Mastrocovi reported that the paved areas on Water Forest Drive will be covered with chip seal. Another round of pot hole repair will be scheduled. The snow plowing contract was discussed. Our current vendor is willing to continue for another one year contract. The cost for the plowing would remain the same, but the cost for the application of materials would go up from thirty dollars a yard to thirty-five dollars a yard. A motion to accept would be made later in the meeting.
- B. Building – Marc Wetzel was not present.
- C. Maintenance – Bill McCarthy reported that we have been continuing work to prepare for the summer/pool season. The dumpster for clean up was discussed. The possibility of a metal roof for the clubhouse was then discussed.
- D. Recreation – Kim Alexander reported that the Community garage sale took place on June 2nd 2018. The community Bar-b-que is scheduled for August 4th, with a rain date set for Aug 5th. A paint and sip party was scheduled at the clubhouse on June 26th.
- E. AOCA – Jane Opfer reported that the next AOCA meeting would be held on Aug 9th, 2018 at 6:00PM.
- F. Security – Anthony has been conducting patrols. He has been varying his hours to provide different hours of coverage.

7. Old Business

A) The situation with regulating renter was discussed and it was decided to put the issue on next month's agenda.

B) The mailbox project on Woodland drive was discussed. The new mailboxes would be ordered.

C) In an effort to improve the process of pursuing property owners who are delinquent in their dues Brian McCarthy met with the community's attorney and reviewed the process for putting liens on the property of those delinquent on their dues. Going forward Brian will be able to place liens on the community's behalf.

D) The issue with removing the mailbox service for those delinquent with their dues was again discussed. The Post Office has been contacted and we are still waiting for a response.

8. New Business:

A) The issue of a tree that had fallen in the lake was again brought up. The issue was going to have to be reviewed for environmental impact.

9. Motions:

A) Jane Opfer made a motion to waive the three bid rule to accept the bid from Tom Bosch for snow removal at the current base rate, but with a change from thirty dollars a yard for the application of materials to thirty-five dollars a yard. Matt Schwenger seconded the motion. All were in favor.

10. Comments from the Community:

A) None of the residents present had any comments.

11. Adjournment:

Padraig Lynch made the motion to adjourn, Bill McCarthy seconded the motion. All were in favor. Meeting was adjourned at 11:10am.